



ACTION AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, MAY 10, 2006, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren
STAFF MEMBERS: Paul Da Veiga, Ron Santos, Ramona Kohlmann
MINUTES: **NONE**
ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 06-03 (NIELSEN ADDITION AND REMODEL)
APPLICANT: Philip Nielsen
REQUEST: To permit a 198 sq. ft. first floor addition, a 398 sq. ft. second floor addition and partial reconstruction of an existing 3,830 sq. ft. single-family residence. A review and analysis for compliance with the Infill Lot Ordinance will be required. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
LOCATION: 16392 Sundancer Lane (east side of Sundancer Lane, north of Venture Drive)
PROJECT PLANNER: Paul Da Veiga
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: NEGATIVE DECLARATION NO. 06-01 (DAWSON DEMOLITION)
APPLICANT: Keith Dawson
REQUEST: To permit the demolition of an existing 1,250 sq. ft. single-family home based on an analysis of the potential impacts associated with demolition of a structure listed as a local landmark in the General Plan.
LOCATION: 127 Seventh Street (northwest corner of Walnut Avenue and Seventh Street)
PROJECT PLANNER: Paul Da Veiga
STAFF RECOMMENDS: Approval based upon findings and mitigation measures

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS OF APPROVAL

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.